*****UNEXPECTEDLY BACK ON THE MARKET*** A Larger Style Duplex 4 Bedroom Apartment With Downstairs WC, Downstairs Shower Room, Level Living Fourth Bedroom, Upper Landing With Family Bathroom And Three Further Bedrooms, Private Gardens, Viewing Advised.**

SOLD

Freehold | A Larger Style Duplex 4 Bedroom Apartment

Tenure: Freehold

- **Close to local amenities**
- **high gloss kitchen**
- **Private Gardens**
- **smart bathroom**
- **Close to school**
- **short walk to city centre**

Entrance hall
Entrance hallway entered via timber door which has been recently replaced, light modern laminate flooring, excellent size storage area, anthracite banister leading to upper landing, understairs storage cupboard, carpeting, timber door leads to inner hallway which has access to all main apartments, good size and shape inner hallway with laminate flooring, light fresh décor.

WC
Downstairs WC has 2 piece suite comprising low flush WC with dual flush and grey cistern, vanity mounted wash hand basin with chrome tap, marble effect ceramic tiling to splashbacks, opaque double glazed window, modern laminate flooring.

Lounge
Front facing lounge with laminate flooring, light fresh décor, PVC double glazed window entered via new timber and glazed door, which has recently been plastered.

Kitchen
The kitchen has a range of floor and wall mounted units in a high gloss grey finish, ample work surface area with a marble finish, cupboard cleverly concealing the recently replaced combi boiler, PVC one and a half bowl sink, side drainer, modern mixer tap, PVC double glazed window with outlooks onto private rear gardens, integrated four-burner gas hob, oven and overhead extractor hood, glazed splashbacks, space for other freestanding appliances, anthracite pillar radiator, space for bistro table and chairs.

Bathroom
Has 3 piece suite comprising low flush WC with dual flush and grey cistern, chrome heated towel rail, pedestal wash hand basin with chrome taps in marble effect tiling to splashbacks, modern laminate flooring, electric shower installed within shower cubicle.

Bedroom 4
Located on the ground floor, has carpeting, light fresh décor, PVC double glazed window, able to accommodate double bed, easily accessible to downstairs shower room, providing level living.

Landing
On the upper level carpeted staircase leading to first floor with PVC double glazed window, double storage cupboard, access from here is given to three good size further bedrooms and family bathroom.

Master bedroom
Master bedroom faces rear with carpeting, light décor, PVC double glazed window, able to accommodate double bed and other freestanding furniture with bright open outlooks.

Bedroom 2

Carpeting, light fresh décor, able to accommodate double bed and other freestanding furniture with PVC double glazed window.

Bedroom 3
Has modern carpeting, light fresh décor, able to accommodate double bed and other freestanding furniture.

Bathroom
The family bathroom has a 3 piece suite comprising low flush WC, with dual flush, chrome heated towel rail, deep panel bath with monsoon showerhead, marble effect tiling to splashbacks.

Garden
The property has an area of enclosed private garden grounds to rear.

Please note
This property is located only 800 metres to High Street train station and only a short walk further to the Merchant City including many pubs and restaurants. In the opposite direction a short stroll leads to Dennistoun with its popular thriving night life and eateries.

Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.